

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: AUGUST 2, 2006**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: EOT-14485 - EXTENSION OF TIME – SITE DEVELOPMENT  
PLAN REVIEW – APPLICANT/OWNER: WAGNER HOMES, INC.**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL.** subject to:

**Planning and Development**

1. This Extension of Time will expire on July 7, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4375) and Rezoning (ZON-4374) as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-4375) that allowed a 48-lot single family residential development on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive.

**EXECUTIVE SUMMARY**

This is the first Extension of Time application for the subject site. The applicant is requesting a two year Extension of Time for the subject Site Development Plan Review and associated Rezoning (ZON-4374). The applicant indicates that Extension of Time is needed since the final map has not recorded. Therefore, staff can support the proposed extension due to the indicated reason.

**BACKGROUND INFORMATION**

**A) *Related Actions***

- 03/17/99      The Board of County Commissioners approved a Rezoning (ZC-1702-98) to C-2 (General Commercial – Clark County) on a portion of this site. A restaurant/tavern was proposed as part of that application. The rest of the area to be rezoned was to remain single-family residential. City of Las Vegas staff reviewed the development plans submitted with this application and determined that they complied with the Conditions of Approval imposed by the County Commission.
- 06/08/99      The City Council approved a Petition of Annexation (A-0028-99) of 10.54 acres (Assessor's Parcel Numbers 125-09-401-006 and 017) adjacent to the northeast corner of Durango Drive and Grand Teton Drive, which includes the proposed site. A Resolution of Intent to a C-1 (Limited Commercial) zone was granted only to the proposed tavern site, with the remaining land to be designated U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]. The Planning Commission and staff recommended approval on 05/13/99. The effective date of the annexation was 09/24/99.
- 06/21/00      The City Council approved a Special Use Permit (U-0011-00) and Site Development Plan Review to allow a Tavern in conjunction with a proposed restaurant. The Planning Commission and staff recommended approval on 5/11/00.

- 07/17/02      The City Council approved an Extension of Time [U-0011-00(1)] for an approved Special Use Permit (U-0011-00) to allow a Tavern in conjunction with a proposed restaurant. The Planning Commission and staff recommended approval on 6/13/02.
- 01/22/04      The Planning Commission tabled a Site Development Plan Review (SDR-3511) for a proposed 71,570 square-foot office, tavern, and mini-storage development. Staff had recommended approval.
- 03/17/04      The City Council approved a General Plan Amendment (GPA-3483) to amend a portion of the Centennial Hills Sector of the General Plan from PCD (Planned Community Development) to SC (Service Commercial). The Planning Commission and staff recommended approval on 1/22/04.
- 03/17/04      The City Council approved a Review of Condition (ROC-2671) of Condition No. 6 of an approved Special Use Permit (U-0011-00), which had restricted commercial zoning to the western portion of the site. Staff and the Planning Commission recommended approval on 1/22/04.
- 03/17/04      The City Council approved a Rezoning (ZON-3509) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) on a portion of APN: 125-09-401-006. Staff recommended approval. The Planning Commission recommended approval on 01/22/04.
- 07/07/04      The City Council approved a Rezoning (ZON-4374) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-PD7 (Residential Planned Development - 7 Units per Acre). Also, a Site Development Plan Review (SDR-4375) was also approved for a 48-lot single family residential development on 6.90 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive. The Planning Commission and staff recommended approval on 06/10/04.
- 08/02/06      The City Council will consider a related Extension of Time (EOT-14483) of an approved a Rezoning (ZON-4374) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to R-PD7 (Residential Planned Development - 7 Units per Acre) on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive. Staff is recommending approval of the related Extension of Time.

***B) Pre-Application Meeting***

A pre-application meeting is not required for an Extension of Time request.

***C) Neighborhood Meetings***

A neighborhood meeting is not required for an Extension of Time request, nor was one held.

**DETAILS OF APPLICATION REQUEST**

***A) Site Area***

Gross Acres: 7.10

***B) Existing Land Use***

Subject Property: Undeveloped  
North: Single-Family Dwellings, Stables  
South: Single-Family Dwellings  
East: Single-Family Dwellings  
West: Undeveloped

***C) Planned Land Use***

Subject Property: PCD (Planned Community Development)  
North: PCD (Planned Community Development)  
South: PCD (Planned Community Development)  
East: PCD (Planned Community Development)  
West: SC (Service Commercial)

***D) Existing Zoning***

Subject Property: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre)  
North: (Residential Planned Development – 6 Units per Acre) and R-A (Residential Agricultural – Clark County)  
South: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-PD7 (Residential Planned Development – 7 Units per Acre)/R-PD4 (Residential Planned Development – 4 Units per Acre)  
East: R-PD4 (Residential Planned Development – 4 Units per Acre)  
West: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)

***E) General Plan Compliance***

The subject site is located within the Centennial Hills Sector of the General Plan and has a PCD (Planned Community Development) land use designation, which allows for a mix of residential uses that maintain an average overall density ranging from two to eight

dwelling units per acre. The proposed R-PD7 (Residential Planned Development – 7 Units per Acre) zoning district is in compliance with the General Plan.

<b><i>SPECIAL DISTRICTS/ZONES</i></b>	<b>Yes</b>	<b>No</b>
<b>Special Area Plan</b>		X
<b>Special Overlay District</b>		X
<b>Trails</b>	X	
<b>Study Area</b>		X
<b>Rural Preservation Neighborhood</b>		X
<b>Development Impact Notification Assessment</b>		X
<b>Project of Regional Significance</b>		X

The required Equestrian Trail along the north and east property lines are depicted on the approved site plan.

## **ANALYSIS**

### ***A) General Analysis and Discussion***

The subject Extension of Time is needed since the applicant has not complied with Condition Number Two (2) from Site Development Plan Review (SDR-4375), which stated that the site plan would expire two years from final approval unless it is exercised or an Extension of Time is granted by the City Council. A related Extension of Time (EOT-14483) will be considered for an approved Rezoning (ZON-4374). The applicant has indicated that the extension is needed since the final map has not recorded. Also, the LVVWD has a project south of the subject site, which needs to be 85% complete before LVVWD will allow fees to be paid on the subject site. Therefore, staff is recommending approval of the subject Extension of Time for the Site Development Plan Review, and the related extension of the Rezoning.

### ***B) Previous Conditions of Approval from Site Development Plan Review (SDR-4375)***

#### **Planning and Development**

1. A Rezoning (ZON-4374) to an R-PD7 (Residential Planned Development - 7 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 5 feet to the front of the house as measured from back of sidewalk or from back of curb if no sidewalk is proposed; a minimum of 18 feet or a maximum of 5 feet to the face of the garage door from back of sidewalk or from back of curb if no sidewalk is proposed; 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to depict a six-foot screening wall along Grand Teton Drive.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

15. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. Site development to comply with all applicable conditions of approval for ZON-4374 and all other subsequent site-related actions.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

## FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed residential development is compatible with the adjacent residential development and development in the area.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed residential development is consistent with the General Plan Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards.

**3. “Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

The site receives access via a drive from Grand Teton Drive, a Parkway (120-foot) Arterial on the Master Plan of Streets and Highways. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

**4. “Building and landscape materials are appropriate for the areas and for the City;”**

The building and landscape materials are typical of those used for single-family dwellings, and are appropriate for the area and for the City.

**5. “Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The building elevations depict design characteristics and other architectural features that are not unsightly or obnoxious in appearance, and are harmonious and compatible with development in the area.

**6. “Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The site will be subject to building inspections and therefore will not compromise the public health, safety, and general welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0